

PARCEL 5 (cont.)

of Churn Creek in a northeasterly direction to the aforementioned North lands; thence, by and with said North lands the eight following courses and distances: (1) S 41 28 20 E - 200.21', (2) S 22 46 10 E - 395.59', (3) S 37 36 10 E - 167.53', (4) S 05 21 50 W - 215.40', (5) S 0 25 50 W - 230.06', (6) S 52 25 10 E - 224.22', (7) S 07 31 10 E - 112.47', and (8) N 60 45 50 E - 694.98' to the place of beginning. Containing in all 49.0 acres of land, more or less.

Subject to a 50' right-of-way running from the aforementioned 50' private road to Parcel 6, more particularly described as follows: Beginning for the same at the beginning point of the above description; and running, thence, by and with the first four lines of said description S 13 41 W - 170.54', along a curve the chord of which is N 53 44 50 W - 76.75', S 58 49 20 W - 456.67', and S 46 17 50 W - 638.14' to Parcel 6; thence, by and with Parcel 6 N 20 58 30 W - 54.21'; thence, N 46 17 50 E - 622.69' and N 58 49 20 E 611.92' to the place of beginning.

PARCEL 6

Beginning for the same at a concrete monument on the southeast side of the 50' right-of-way leading from a private road to the herein described lands and the lands of H. H. Palmer, said point being the southernmost corner of Parcel 5 of this description and a corner for the lands of Ambulitter Corp.; and running, thence, by and with said Ambulitter Corp. lands the four following courses and distances: (1) S 20 58 30 E - 639.53' to a concrete monument, (2) S 43 02 50 W - 572.69' to a concrete monument, (3) S 21 33 30 E 325.55' to a concrete monument, and (4) S 80 31 W - 246.14' to a concrete monument and the lands of H. H. Palmer; thence, by and with said Palmer lands N 39 12 50 W - 821.52' to a concrete monument, N 39 12 50 W - 1060.00' to a concrete monument, and N 08 07 E - 277.05' to the mean high waters of Churn Creek; thence, by and with the mean high waters of said creek in a northeasterly direction to Parcel 5; thence, by and with Parcel 5 S 78 37 40 E - 500' more or less, S 67 44 30 E - 787.34' to an iron pipe, and S 20 58 30 E 146.27' to the place of beginning. Containing in all 39.1 acres of land, more or less.

Together with a 50' right-of-way over Parcel 5 to the end of the private road leading to Md. Rte. 297.

Subject to a 50' right-of-way running from Parcel 5 to the lands of H. H. Palmer, described in the original conveyance from William Balderston to H. H. Palmer

November 28, 1971.

William R. Nuttle.

PARCEL 3

Beginning for the same at a point on the northeast side of a 50' private road leading from Md. Rte. 297, said point being the southernmost corner of the herein described lands and the westernmost corner of the lands of David Carver; and running, thence, by and with the northeast side of said road the four following courses and distances: (1) N 67 14 50 W - 140.05', (2) along a curve the radius of which is 309.20' and the chord of which is N 54 36 W - 135.41', (3) N 41 57 W - 1089.29', and (4) along a curve the radius of which is 259.30' and the chord of which is N 28 15 30 W - 122.73' to an iron pipe and Parcel 4 of this description; thence, by and with Parcel 4 N 87 38 50 E - 1043.95' to an iron pipe and N 87 38 50 E - 55' to the mean high waters of Churn Creek; thence, by and with the mean high waters of said creek in a southeasterly direction to the aforementioned Carver lands; thence, by and with said Carver lands S 25 11 W - 14' to a concrete monument, S 25 11 W 405.88' to a concrete monument, S 52 03 20 W - 461.58' to an iron pipe, and S 21 59 W - 66.69' to the place of beginning. Containing in all 23.2 acres of land, more or less.

PARCEL 4

Beginning for the same at an iron pipe on the east side of a 50' private road leading from Md. Rte. 297, said point being the northwest corner of Parcel 3 of this description and the southwest corner of the herein described lands; and running, thence, by and with the east side of said road along a curve the radius of which is 127.88' and the chord of which is N 32 14 40 W - 126.59' and N 13 41 E - 427.50' to an iron pipe and the lands of Leslie; thence, by and with said Leslie lands S 76 19 E - 140.85' to an iron pipe and N 78 33 E - 708.74' to the mean high waters of Churn Creek; thence, by and with the mean high waters of said creek in a southerly direction to Parcel 3; thence, by and with Parcel 3 S 87 38 50 W - 55' to an iron pipe and S 87 38 50 W - 1043.95' to the place of beginning. Containing in all 12.7 acres of land, more or less.

PARCEL 5

Beginning for the same at an iron pipe at the northwest corner of the north end of a 50' private road leading from Md. Rte. 297, said point being the southwest corner of the lands of Harris D. McKinney and the southeast corner of the lands of Joseph M. North; and running, thence, by and with the west side of said private road S 13 41 W - 170.54' to the lands of Ambulitter Corp.; thence, by and with said Ambulitter Corp. lands along a curve the radius of which is 41.56 and the chord of which is N 53 44 50 W - 76.75', S 58 49 20 W - 456.67', and S 46 17 50 W - 638.14' to a concrete monument and Parcel 6 of this description; thence, by and with Parcel 6 N 20 58 30 W - 146.27' to an iron pipe, N 67 44 30 W - 787.34' to an iron pipe, and N 78 37 40 W - 500' more or less to the mean high waters of Churn Creek; thence, by and with the mean high waters

DESCRIPTIONS OF TWO PARCELS OF THE WILLIAM BALDERSTON
LANDS, THIRD DISTRICT, KENT COUNTY, MD.

PARCEL 4A

Beginning for the same at an iron pipe on the east side of a 50' road running from Md. Rte. 297 to the lands of Munro Leslie and others, said point being S 13 41 W - 286.57' from the southwest corner of said Leslie lands; and running, thence, by and with a new division line between the herein described lands and other lands of Balderston (Parcel 4B of this description) N 89 51 30 E - 828.66' to an iron pipe and N 65 05 40 E - 161.71' more or less to the mean high waters of Churn Creek; thence, by and with the mean high waters of said creek S 23 04 20 E - 166.29' and S 10 31 E - 137.87' to Parcel 3 of the Balderston lands; thence, by and with said Parcel 3 S 87 38 50 W - 55' more or less to an iron pipe and S 87 38 50 W - 1043.95' to an iron pipe and the east side of the aforementioned 50' road; thence, by and with the east side of said road along an arc the radius of which is 259.30' and the chord of which is N 0 26 40 W - 126.59' and N 12 41 E - 140.93' to the place of beginning. Containing in all 6.086 acres of land, more or less.

PARCEL 4B

Beginning for the same at an iron pipe on the east side of a 50' road running from Md. Rte. 297 to the lands of Munro Leslie and others, said point being the northwest corner of the herein described lands and the southwest corner of the lands of Leslie; and running, thence, by and with said Leslie lands S 76 19 E - 140.85' to an iron pipe and N 78 33 E - 708.74' more or less to the mean high waters of Churn Creek; thence, by and with the mean high waters of said creek the four following courses and distances: (1) S 30 45 10 W - 80.15', (2) S 03 29 50 W - 63.16', (3) S 50 09 10 E - 85.75', and (4) S 23 04 20 E - 140.00' to a new division line between the herein described lands and other lands of Balderston (Parcel 4A of this description); thence, by and with said new division line S 65 05 40 W - 161.71' more or less to an iron pipe and S 89 51 30 W - 828.66' to an iron pipe on the east side of the aforementioned 50' road; thence, by and with the east side of said road N 13 41 E - 286.57' to the place of beginning. Containing in all 6.086 acres of land, more or less.

February 19, 1973.

William R. Nuttle.

DESCRIPTIONS OF SIX PARCELS OF THE WILLIAM BALDERSTON LANDS,
THIRD DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at a concrete monument at the northeast corner of Parcel 2 of the lands conveyed from William Balderston to Ambulitter Corp. and on the line of the lands now or formerly of E. Harris; and running, thence, by and with said Ambulitter Corp. lands N 59 12 20 W - 1923.74' to a concrete monument and S 46 19 30 W 247.34' to the easterly side of a 50' private road leading from Md. Rte. 297; thence, by and with the east side of said road N 14 09 10 E 533.83' to an iron pipe and a new division line between the herein described lands and Parcel 2 of this description; thence, by and with said Parcel 2 N 55 45 40 E - 677.91' to an iron pipe, N 82 15 50 E - 253.14' to an iron pipe, and N 82 15 50 E - to the mean high waters of Churn Creek; thence, by and with said creek in a generally southeast direction to the aforementioned Harris lands; thence, by and with said Harris lands S 29 12 20 W - 202.83', S 04 09 40 W - 159.14' to a concrete monument, and S 31 38 20 W - 928.34' to the place of beginning. Containing in all 53.8 acres of land, more or less.

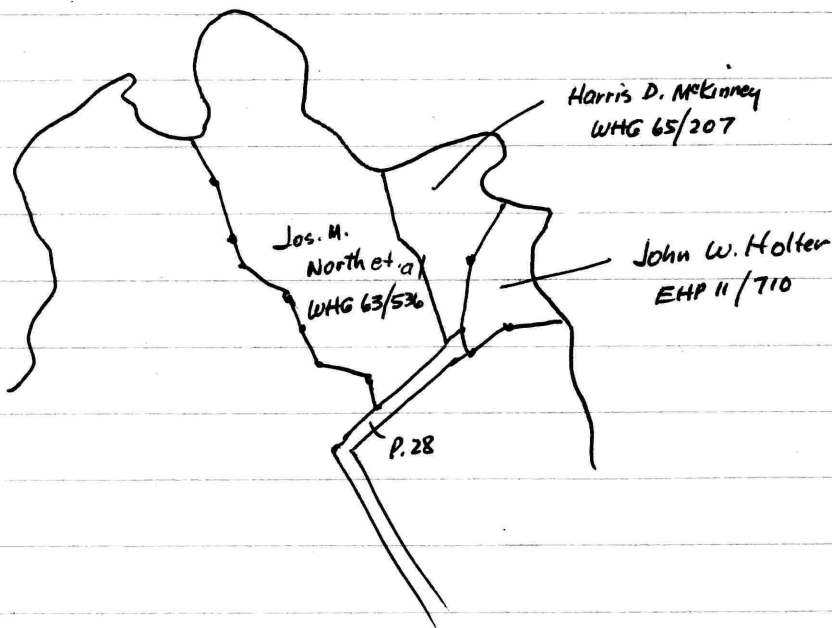
Subject to a 50' right-of-way from Ambulitter Corp. lands to Churn Creek, parallel to and adjacent to the last three lines of the above description.

PARCEL 2

Beginning for the same at an iron pipe on the east side of the 50' private road leading from Md. Rte. 297, said point being the southwest corner of the herein described lands and the northwest corner of Parcel 1 of this description; and running, thence, by and with the east side of said road the six following courses and distances: (1) N 14 09 10 E - 85.90', (2) along a curve the radius of which is 212.74' and the chord of which is N 30 55 30 W - 301.26', (3) along a curve the radius of which is 187.22' and the chord of which is N 32 42 W - 256.81', (4) N 10 36 10 E - 339.79', (5) along a curve the radius of which is 233.34' and the chord of which is N 39 35 30 W - 358.51', and (6) N 89 47 W - 113.32' to an iron pipe and the lands of David Carver; thence, by and with said Carver lands the six following courses and distances: (1) N 18 57 10 E - 122.89' to an iron pipe, (2) N 84 02 10 E - 273.88', (3) N 71 13 20 E - 152.51', (4) S 84 22 40 E - 191.61', (5) N 87 36 10 E - 265.79', and (6) N 76 22 E - 276.39' to an iron pipe and the mean high waters of Churn Creek; thence, by and with the mean high waters of said creek in a southerly direction to Parcel 1 of this description; thence, by and with Parcel 1 S 82 15 20 W - to an iron pipe, S 82 15 20 W 253.14' to an iron pipe, and S 55 45 40 W - 677.91' to the place of beginning. Containing in all 30.4 acres of land, more or less.

Palmer &
Balderson

Tax Map 11



28 - WHG 66/444

WHG 63/536

- S 60° 32' 50" W
- N 07° 44' 10" W
- N 52° 38' 10" W
- N 0° 12' 50" E
- N 05° 08' 50" E
- N 37° 49' 10" W
- N 22° 59' 10" W
- N 41° 04' 20" W

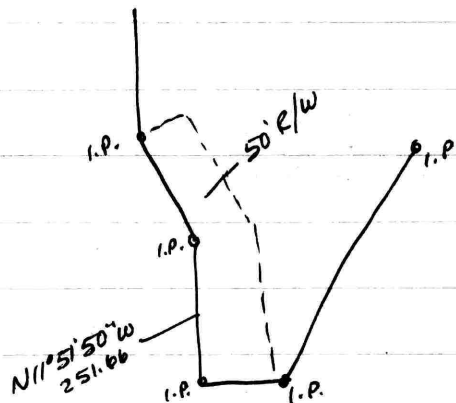
- N 52° 28' 10" W - 224.22
- N 0° 22' 50" E - 230.06
- N 05° 18' 50" E - 215.40
- N 37° 39' 10" W - 167.53
- N 22° 49' 10" W - 55.00 + 340.59
- N 41° 31' 20" N - 200.21 to MHW
- N 40° 41' 30" E - 150.02

- S 17° 48' 10" E - 440.00
- S 26° 49' 30" E - 163.65

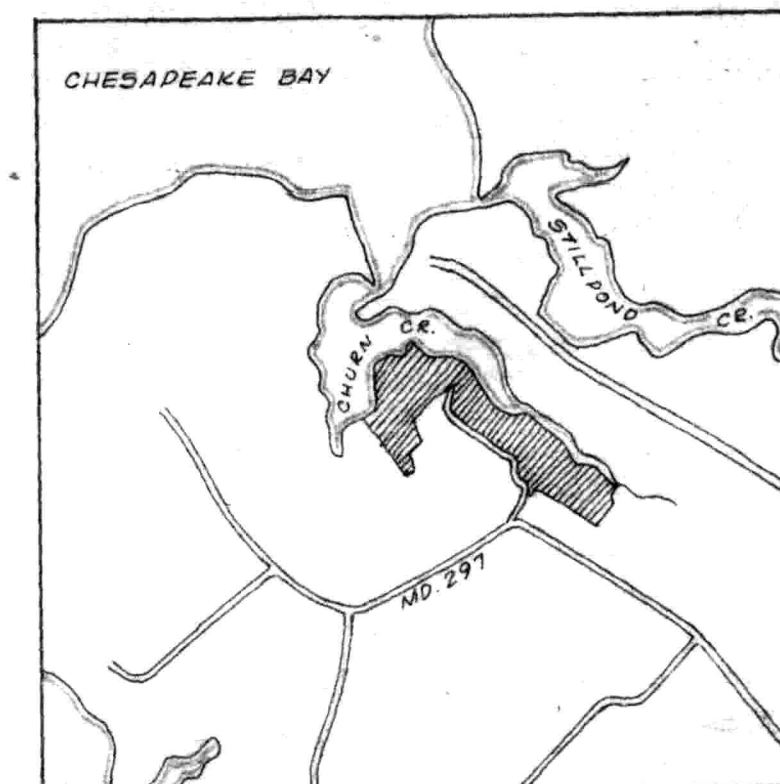
- S 11° 51' 50" E - 251.66 to I.P.
- S 60° 42' 50" W - 694.98 " " & Avenue
- N 07° 34' 10" W - 112.49

I.P. - S 14° 56' 40" W - 354.15 " " " " " "
WHG 65/207 --- S 78° 08' 10" W - 50.00 to I.P.
N 11° 51' 50" W - 251.66 " "

WHG 66/444 see plat WHG 65/212
Conveys title to R/W to McKinney & North



CHURN CREEK



CHURN CREEK

PARCEL 5
49.0 Acres±

PARCEL 4
12.7 Acres±

PARCEL 6
39.1 Acres±

PARCEL 3
23.2 Acres±

PARCEL 2
30.4 Acres±

PARCEL 1
53.8 Acres±

NO.	BEARING	DIST.
PARCEL 5		
36	S 41° 28' 20" E	200.21'
37	S 22° 46' 10" E	395.59'
38	S 37° 36' 10" E	167.55'
39	S 05° 21' 50" W	215.40'
40	S 0° 25' 50" W	230.06'
41	S 52° 25' 10" E	224.22'
42	S 07° 31' 10" E	112.47'
43	N 60° 45' 50" E	694.98'
44	S 13° 41' 00" W	170.54'
45	N 53° 44' 50" W	76.75'
46	S 58° 49' 20" W	456.67'
47	S 46° 17' 50" W	638.14'
48	N 20° 58' 30" W	146.27'
49	N 67° 44' 30" W	787.34'
50	N 78° 37' 40" W	500' ±
PARCEL 6		
51	S 78° 37' 40" E	500' ±
52	S 67° 44' 30" E	787.34'
53	S 20° 58' 30" E	785.80'
54	S 43° 02' 50" W	572.69'
55	S 21° 33' 30" E	325.55'
56	S 80° 31' 00" W	246.14'
57	N 39° 12' 50" W	1881.52'
58	N 08° 07' 00" E	277.05'

NO.	BEARING	DIST.
PARCEL 1		
1	S 29° 12' 20" W	202.83'
2	S 04° 09' 40" W	159.14'
3	S 31° 38' 20" W	928.34'
4	N 59° 12' 20" W	1923.74'
5	S 46° 19' 30" W	247.84'
6	N 14° 09' 10" E	533.83'
7	N 55° 45' 40" E	677.91'
8	N 82° 15' 50" E	338.14'
PARCEL 2		
9	S 82° 15' 50" W	338.14'
10	S 55° 45' 40" W	677.91'
11	N 14° 09' 10" E	85.90'
12	N 30° 55' 30" W	301.26'
13	N 32° 42' 00" W	256.81'
14	N 10° 36' 10" E	392.79'
15	N 39° 35' 30" W	358.51'
16	N 89° 47' 00" W	113.32'
17	N 18° 57' 10" E	122.89'
18	N 84° 02' 10" E	273.88'
19	N 71° 13' 20" E	152.51'
20	S 84° 28' 40" E	191.61'
21	N 87° 36' 10" E	265.79'
22	N 76° 22' 00" E	276.39'
PARCEL 3		
23	S 25° 11' 00" W	419.88'
24	S 52° 09' 20" W	461.58'
25	S 21° 59' 00" W	66.69'
26	N 67° 14' 50" W	140.05'
27	N 54° 36' 00" W	135.41'
28	N 41° 57' 00" W	1089.29'
29	N 28° 15' 30" W	122.73'
30	N 87° 38' 50" E	1098.95'
PARCEL 4		
31	S 87° 38' 50" W	1098.95'
32	N 0° 25' 40" W	126.59'
33	N 13° 41' 00" E	427.50'
34	S 76° 19' 00" E	140.85'
35	N 78° 33' 00" E	708.74'

* Chord of an arc.

* Chord of an arc; R = 41.56'

PLAT OF THE DIVISION OF THE
WILLIAM BALDERSTON LANDS

3RD DISTRICT, KENT COUNTY, MD.

Scale 1" = 300' Nov. 1971.

William R. Nuttle, Reg. Surveyor
Chester town, Md.

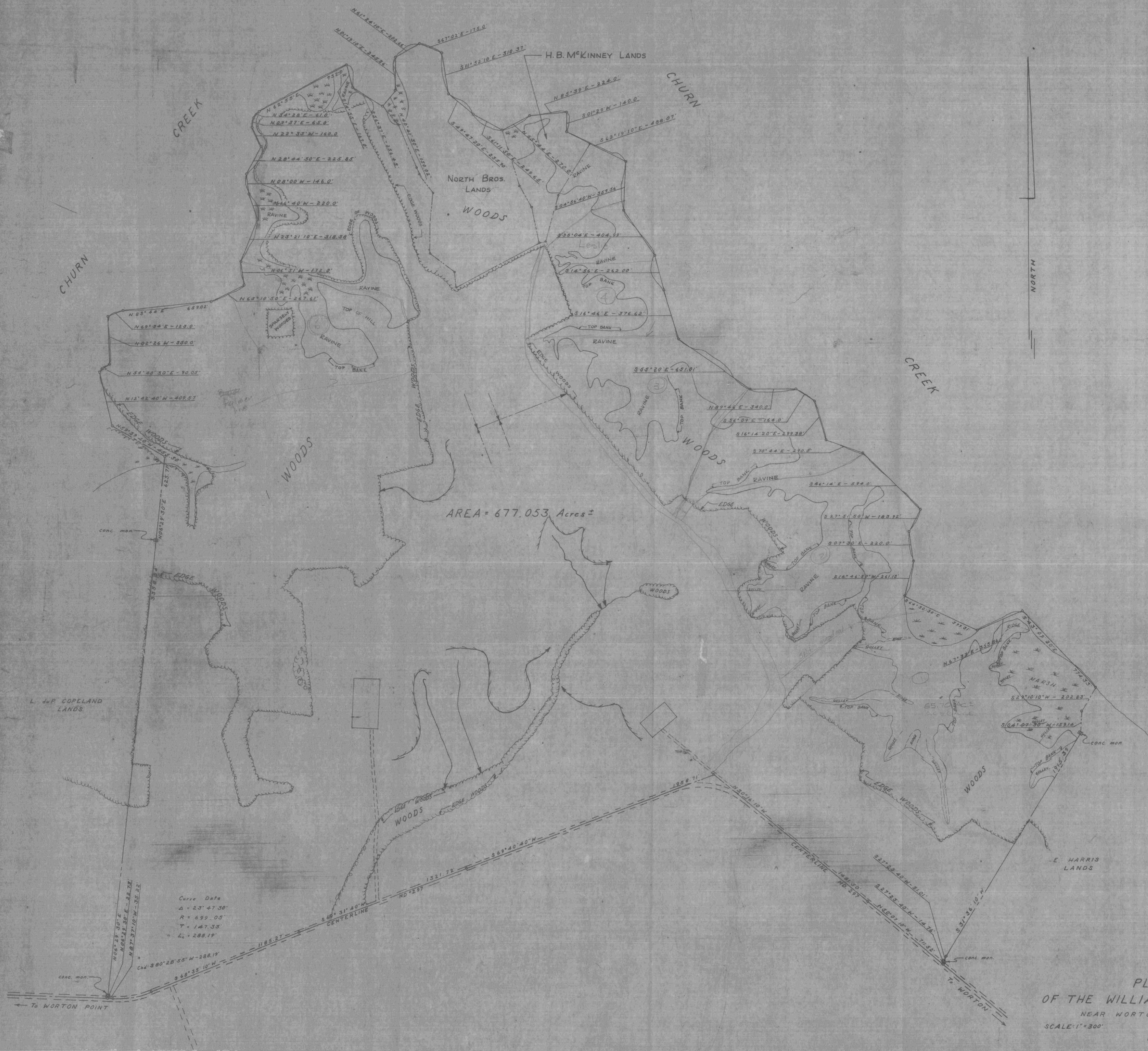
Note: This plat is a composite of separate surveys by W. R. Nuttle of the Palmer, Carver, Leslie, and Ambulitter properties and the division lines between parcels of Balderston, coordinated to the azimuth used in the Ambulitter survey. The division line between Parcel 5 and North is based upon surveys by J. R. McCrone, Jr., Inc. of the North property and of the original farm. Shore line is taken from the original farm survey by McCrone. All acreages are sealed.

C.M. = concrete monument
I.P. = iron pipe

AMBULITTER CORP.

NOW OR FORMERLY
E. HARRIS

MD. RTE. 297



PLAT OF A SURVEY
OF THE WILLIAM BALDERSTONE LAND
NEAR WORTON, 3rd ELECT. DIST. KENT COUNTY, MD.
SCALE: 1" = 300'

J. R. McCrone, Jr. Inc.
CENTREVILLE, MD.
ANNAPOLIS, PRINCE FREDERICK
LEONARDTOWN, TRAPPE